

Development Agreement for Summerwood North Stage 2 (Ward 4)

Owner/Applicant: Summerwood North Developments Ltd.
Legal Description: NE 12-53-23-W4
Location: South of Highway 16 and west of Highway 21

Report Purpose

To authorize the execution of a Development Agreement negotiated between County Administration and Summerwood North Development Ltd., subject to third reading of Bylaw 13-2016.

Recommendation

THAT a Development Agreement between Strathcona County and Summerwood North Development Ltd., on the terms and conditions in the County's Standard form Development Agreement with the additional provisions set out in Enclosure 2 to April 4, 2017, Planning and Development Services report, be approved, subject to third reading of Bylaw 13-2016.

Strategic Plan Priority Areas

Economy: The Development Agreement will result in effective and efficient municipal infrastructure as the development will connect existing services and build new infrastructure to support the continued growth of Strathcona County.

Governance: n/a

Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-002 "Redistricting Bylaws"

Legislative/Legal: n/a

Interdepartmental: n/a

Summary

The developer will be responsible for the design, construction and installation of all necessary onsite municipal improvements to facilitate development. The developer will be responsible for contributing its proportionate share of offsite infrastructure necessary to service the development. The developer has provided the required approval and inspection fees in the amount of \$24,570 to the County.

Communication Plan

Letter to the landowner/applicant.

Enclosures

- 1 Schedule "B-1" Overall Summerwood North Stage 2 Development Area
- 2 Schedule "B-2" Summerwood North Stage 2A
- 3 Schedule "B-3" Summerwood North Stage 2A
- 4 Schedule "D" Additional Provisions - Summerwood North Stage 2